



8 The Fairways, Tunbridge Wells, Kent TN4 0DH
Guide Price £840,000 - £860,000

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Coming to the market with the benefit of no onward chain is this detached four-bedroom, three-reception room home, enviably positioned at the head of a cul-de-sac which is conveniently located just 0.7 mile from High Brooms station, offering excellent transport links to London. The property is also ideally situated near sought-after secondary schools including Skinners School and Tunbridge Wells Grammer. Offered 'priced for modernisation', the property presents an exciting opportunity for a purchaser to unlock its full potential. With scope to reconfigure, update, and design to individual taste, this spacious home could be transformed into a truly stunning residence. Measuring 183 sq m / 1,976 sq ft, the house enjoys well-balanced accommodation, including a welcoming entrance hall and an impressive galleried landing that enhances the sense of light and space throughout. Outside, the garden is largely paved and features a substantial swimming pool (currently not in use and requiring a new liner), which could form the basis of a superb outdoor entertaining area once renovated. Early viewing is strongly encouraged to appreciate the space, setting, and exciting possibilities this home has to offer.

- No Onward Chain
- Cul De Sac Location
- L Shaped reception
- Dining Room
- Conservatory
- 16'9 Kitchen
- Downstairs Cloakroom, First Floor Bathroom
- Integral Garage, plus driveway
- Garden with Pool (needs repair)
- 0.7 mile to High Brooms Station
- Close to sought after secondary schools





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

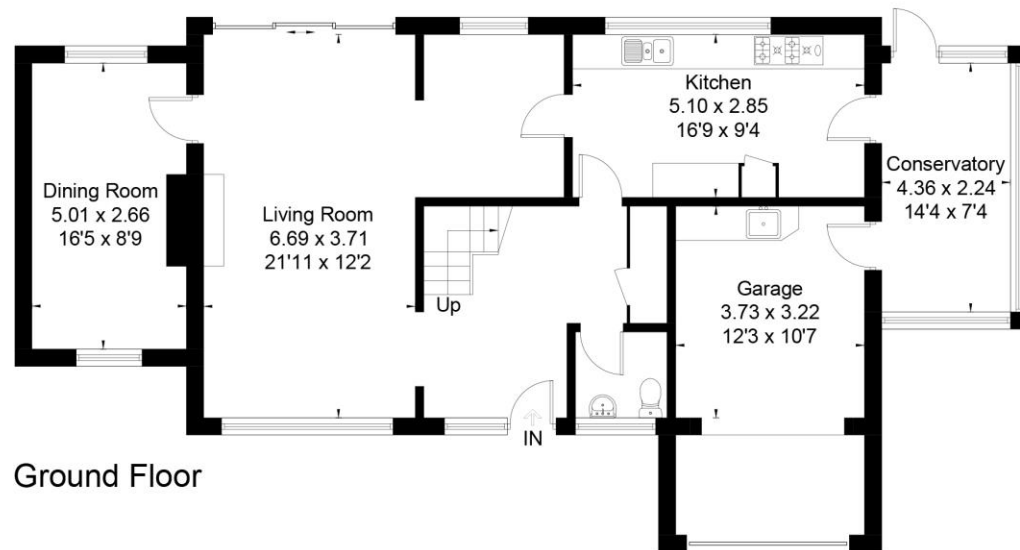
Additional Information:

Council Tax Band: G

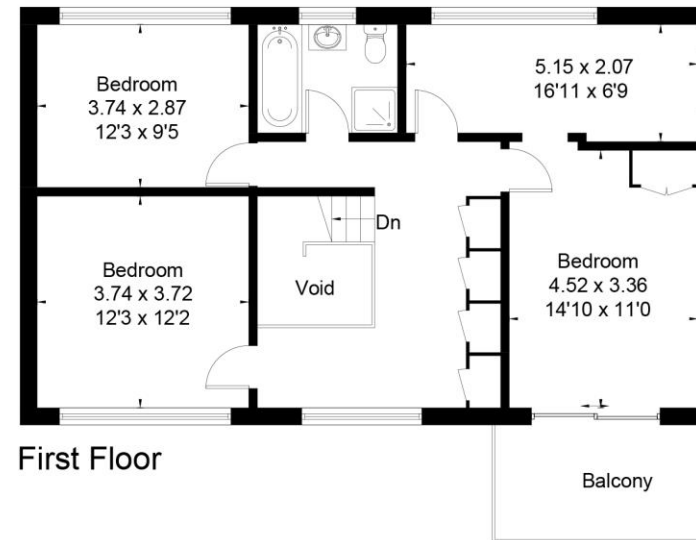


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Approximate Floor Area = 183.6 sq m / 1976 sq ft (Including Garage/ Excluding Void)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97437

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